



Library Building Task Force #4 Minutes

September 6, 2017, 5:30 PM
Pond House

Meeting called by: Angel Falconer, Chair

Task Force members: Angel Falconer; Ernestina Fuenmayor; Mayor Mark Gamba; Ryan Healy; Paul Klein; Julie Lund; Ervin Miller; Melissa Perkins

Task Force members absent: Rebecca Banyas, Nancy Tice

City Staff present: Ann Ober, City Manager; Haley Fish, Finance Director; Katie Newell, Library Director

City Staff absent: Alma Flores, Community Development Director

PlanB Consultancy (PlanB): Amy Winterowd

Hacker Architects (Hacker): David Keltner; Laura Klinger; Tyler Nishitani

Call to order: Angel Falconer called the meeting to order at 5:30 p.m.

Discussion items

1. Approval of minutes. The June 27, 2017 meeting minutes were approved as written.
2. Trends in Libraries Presentation. Laura Klinger, Project Manager from Hacker, began by sharing the Project Vision which consists of four (4) points:
 - **People** : Creates a welcoming, civic focal point that promotes education and understanding of Milwaukie's culture, community and history.
 - **Prosperity** : Provides an innovative, state-of-the-art, future-thinking library that supports both community and individual endeavors.
 - **Planet** : Its sustainable architectural design integrates the surrounding landscape and is a model of stewardship that seeks to enhance the natural environment.
 - **Place** : Provides a vibrant community information hub that brings people together, stimulates imagination and enriches lives.

Laura then delivered a ten (10) minute presentation on current thinking in libraries. This presentation included imagery of library projects from around the world and included the following points:

- Counter to what many may think, libraries are more popular and essential than ever

- Libraries used to be a lot more “book-centric”. They are now much more “people-centric”.
- Sustainability and connections to the outdoors is a large focus
- Libraries have moved from being bunker-like/introverted places to open transparent destinations with lots of glass to create welcoming beacons
- Libraries are much more connected to community with broader uses including usage as event space for weddings and performing arts as well as art galleries and learning environments that include educational classes.
- A connection to the outdoors is desired; some libraries have included exterior spaces, not just more views in and out.
- As a maker space, libraries include how to courses and resources for diverse programs such as soap making, knitting, podcasting, computer editing.
- Early childhood areas can include outdoor playgrounds.
- Teens need their own space: to collaborate in a variety of ways – at a laptop bar, via gaming, moveable furniture for group work, etc.
- Some larger libraries have Tween Spaces too.
- Quiet spaces are still important and can be achieved either through physical distance or acoustical walls/paneling and spatial separation. Focus/Study rooms are some examples of spatially separated quiet spaces.
- Libraries have become support spaces for work-from-home professionals. Libraries are places that can be used for holding meetings so many libraries are also providing collaborative spaces with white boards.
- More libraries are embracing self-checkout. In some cases self-checkouts are dispersed in multiple areas of a library which allows patrons more flexibility for processing and departing and simultaneously can allow the library staff more flexibility to move around the library and engage patrons.
- Libraries are celebrating the communities they are in. An example shown was a library in South Carolina with a large fishing history/industry. In one of their spaces, there was an area somewhat enclosed by a wooden structure which resembled a basketwoven net. This area held the library’s genealogy collection.
- Libraries are being designed to be adaptable and flexible. Use of folding doors and/or book shelving on casters can allow movement and the ability to make spaces larger. Large open-span spaces allows for the most optimal flexibility for moving/changing program. Systems of detachable walls can be used to provide defined spaces, but are easy to breakdown and reinstall elsewhere.
- Art integration is becoming more common. An example shown was a library in Denmark that had a gong installed in the main lobby. While, it would seem strange to have a gong in the library, this gong is connected to the local hospital. Every time a new baby is born, the new parents are asked to click a button that is connected to the gong in the library. The gong ringing in the library announces the arrival of the town’s newest citizen.

3. Initial Design Concepts. David Kelter, Design Principal with Hacker, stated that there is an opportunity to think about what it is in the Milwaukie community that should be captured or incorporated into the Library. David gave a few historical examples:
- 1) In Bend, a ranching community, a library project looked to how barn structures are built and incorporated a similar structure in one of the reading rooms,
 - 2) The City of Beaverton, the City of Trees, used glu-lam beams formed like trees as part of the structure,
 - 3) A Unitarian Church in Central Oregon held a lot of importance with connections to the outdoors so their church was designed to allow light in which is incorporated into their ceremonies, as well as lots of glass for views outside,
 - 4) In San Francisco a project for an African American community had a terra cotta façade that was designed to look similar to Kente cloth and,
 - 5) A project in the Columbia River Gorge was shown that made building forms based on the land as well as decorative floor elements which seems to mimic and continue elements of the views seen out a large glass window.

David went on to point out that they have noticed parts of Milwaukie's history, landscape and culture include engagement with the river, the historic Mill and Scott Park. Milwaukie continues to have a connection with the water, and has embraced sustainability as well as urban renewal. Hacker is excited to gain more insights.

David then moved into an overview of the design work specific to the Ledding Library improvements.

Site Parameters

The site currently includes a couple of environmental parameters that need consideration – the Habitat Conservation Area (HCA) and the Water Quality Resource (WQR) area. The design will need to mitigate for any area within the HCA or WQR that the improved project might impact. The Mayor noted that the HCA and WQR lines currently shown may not be accurate and that the team should plan around reality, not the map lines.

The design team also knows the community wants to preserve the large trees.

The parking lot will likely need to be revised. It currently contains 38 spaces, but planning will require plantings be incorporated for stormwater mitigation which may affect how many spaces can be incorporated. The current spaces don't meet the width per City standards and fire access needs to be brought into compliance. The project will be challenged to get more spaces and has the goal of preserving what the library currently has.

Initial Concepts

The design team has been working on both a one-story and a two-story concept for the improvement project. The design team showed basic programming block layouts (not to scale and not designed) and went through the opportunities and risks of each concept.

TWO-STORY LIBRARY

<u>Opportunities</u>	<u>Risks</u>
<ul style="list-style-type: none"> • Smaller footprint means less site disturbance, less mitigation • Permanent program separation (i.e. children's collection on 2nd floor) • Spatial variety, offers diverse views • Opportunity for expansion* 	<ul style="list-style-type: none"> • Parking improvements • Separate level unnecessary • Library best practices don't recommend multiple stories until the size of the library is at least 50,000 SF (doesn't make sense on an operational standpoint before then) • \$400,000 premium on this two-story option primarily due to adding an elevator, stairs and additional circulation area

ONE-STORY LIBRARY

<u>Opportunities</u>	<u>Risks</u>
<ul style="list-style-type: none"> • Flexibility in long span space • Separate children's space located next to community room for flexibility to expand space for popular programs • Universal accessibility is easier to address • Less sightline supervision needed • Engages Scott Park • More program space 	<ul style="list-style-type: none"> • Larger footprint means more mitigation costs • Land use review process must demonstrate not practicable to stay out of the WQR

The following discussion followed the options presentation.

Angel Falconer asked if the opportunity for expansion on the two-story version would be an opportunity.

The design team acknowledged it would be a good addition to add to the opportunities of the two-story library concept and is reflected in the two-story chart above.*

Paul Klein asked where the improved library would sit in relation to the existing library.

The design team explained that the current library was bermed to make it appear as though it was on a hillside. In reality, the library entry is not too far off from grade and the improved library would be close to grade.

Paul Klein then followed up with the question of if the basement would be filled. The design team confirmed it would be.

Mayor Gamba asked if the one-story building version could be designed for addition of a second story later on.

The design team replied that it could, but practically every library that had started with a one-story with the intention of adding later did not ultimately add 20 years later. This was due to codes changing over time and that it generally didn't work out.

Angel Falconer commented that it's difficult to know what the needs would be in the future... that even parking might not be as much of an issue later as more driver-less cars are implemented or other ride sharing programs.

Haley Fish commented that expansion could be accomplished in other ways too. With the growth of the City, it may be that a library annex located elsewhere in the City could be another avenue for expansion of service.

Julie Lund asked if parking under the project was considered similar to at the Hillsdale Library, which Hacker designed

The design team replied that the Hillsdale Library required the underground parking. For the Ledding Library, parking under the library would likely be cost prohibitive with the project's tight budget. A typical underground space costs \$30,000 to build whereas a surface space typically costs \$3,000. Energy costs are also higher with underground parking

Ervin Miller commented that the bond funding language might not even allow for underground parking.

Ervin Miller commented that there could be a perception in the one-story option that the library is taking over the park.

Ann Ober acknowledged Ervin's concern about the potential perception and that we need to be aware of that. She then posited that most people coming to the park don't currently see the park. Paul Klein concurred that what people currently experience is the library first. Angel also concurred that people don't really experience the park from the parking lot; they go to the amphitheater.

Ryan Healy asked if the one-story concept would allow us to explore solar again.

Tyler Nishitani replied that to hit the Energy Use Intensity (EUI) of 27 (which is calculated by energy use divided by square footage) for the Path to Net Zero requirements, the project would need to be able to get solar access from 66% of the roof in the one-story concept. On the two-story concept, 100% of the roof would need to be able to access solar. The design team would need to circle back with the solar study on the one-story concept to confirm if solar could meet the EUI target.

Ervin Miller commented that there could be a perception that a two-story building might be considered more sophisticated; that it addresses a more urban city through density similar to Portland.

Paul Klein commented that height could be accomplished on a one-story through roof form.

Ervin Miller commented that street presence was helpful

Ann Ober commented that the City of Milwaukie citizens have expressed that they don't want to be Portland, they want to be Milwaukie.

Angel Falconer commented that the one-story version would lend itself more towards that community event place... a place for weddings, etc.

David Keltner commented that as thought was being put into the program, that it is also good to keep in mind that there are connections between certain elements of the program. He made the specific example of keeping the community room, entry and restrooms together so that these elements were still accessible outside of library hours.

Mayor Gamba asked about the opportunity for a corner entrance.

Ervin Miller expressed a desire to echo the perspective of the views that are in the current reading room.

Paul Klein suggested that a reading loft might be a nice space to consider.

Ervin Miller asked for no flat roof as he does not believe they work in this climate.

Ernestina Fuenmayor added that she doesn't feel the building needs to go up in scale. It is most appropriate tucked in with the trees. The building does not need to be dominant. Ernestina also asked if there will be considerations for connections between the library and the apartment walkway for access.

Melissa Perkins expressed the desire to see the childrens area flipped to the northside of the one-story scheme, closer to the park and asked if that had been considered

Katie Newell answered that it was looked at. Locating the children's area to the southwest corner keeps the kids more protected. Locating children's in the southwest corner also avoids parents with strollers from having to go through the entire adult collection to get to the children's space. And lastly, but not leastly, Katie added that Jana Hoffman, the Children's Librarian, liked this concept the best for the children's program area.

This ended the discussion portion and the design team made the recommendation that the one-story option be pursued and the two-story option dropped. The Task Force Committee unanimously agreed to move forward with the one-story option for refinement. The project team will have informal communications with Council to inform them of the project direction.

Follow-up from last meeting notes: There were no comments to the follow-up items.

Public comment: There was no public comment.

Adjournment: Angel adjourned the meeting at 6:36 p.m.